

Site Plan Check List

PROVIDE COMPLETED CHECK LIST SIGNED BY PREPARER WITH SUBMITTAL

GENERAL

- ☐ Site boundaries, bearings and dimensions, lot lines, site acreage and square footage, and approximate distance to the nearest cross street
- ☐ Location map, north arrow, scale, title block (located in the lower right hand corner) containing the following information: proposed subdivision name, block designation, lot number, acreage, Abstract/Survey name and number, City Project Number to be provided at time of submittal, and preparation date
- ☐ Legend, if abbreviations or symbols are used
- ☐ Name, address and phone number of owner, applicant, and surveyor and/or engineer
- ☐ Existing and proposed improvements within 75 feet of the subject property, subdivision name, zoning, and land use description of property adjacent to the subject property
- ☐ Existing and proposed building locations, building size and dimensions, finished floor elevation, , density, height, dimensions between buildings on the same lot, building lines and setbacks, and use
- ☐ Existing and proposed easements (utility, fire lane, landscape, Visibility, Access and Maintenance, Public Way access, drainage, and drainage and detention, etc.)
- ☐ For non-residential and multi-family developments, provide site data summary table using the following format:
 - For multi-lot developments, provide a column for each lot and a row for development totals
 - Zoning
 - Proposed Use
 - Lot Area, excluding right-of-way (square footage and acreage)
 - Building Area (gross square footage)
 - Building Height (feet and number of stories)
 - Lot Coverage
 - Floor Area Ratio (for non-residential zoning)
 - Total Parking Required (with ratio)
 - Total Parking Provided
 - Interior Landscaping Required
 - Interior Landscaping Provided
 - Usable Open Space Required
 - Usable Open Space Provide
 - Square footage of Impervious Surface
 - Note: "Handicap parking is provided in accordance with ADA standards"

If Applicable:

- Number of Dwelling Units with Number of Bedrooms for multi-family developments

- ☐ Parking areas and structures, including the number and layout of standard spaces, standard parking dimensions, two-foot overhang, if applicable, angle of parking if other than 90 degrees, handicap spaces, drive aisles, loading and unloading areas,

Location of ramps, crosswalks, sidewalks, and barrier free ramps with typical dimensions

- ☐ Location of off-street loading areas, dumpsters, and trash compactors with height and material of screening
- ☐ Proposed dedications and reservations of land for public use including but limited to: rights of way, easements, park land, open space, drainage ways, flood plains and facility sites with gross and net acreage

- ☐ Screening walls, fences, living screens, retaining walls, headlight screens and service area screens, including height and type of construction and/or planting specification
- ☐ Landscape islands with dimensions and open space areas with dimensions and total square footage; landscape buffers with dimensions.
- ☐ Additional information as requested by staff to clarify the proposed development and compliance with minimum development requirements
- ☐ Identify vegetation and sensitive areas
- ☐ Limited access control gates across fire lane easements shall be shown on the site plan and are subject to Fire Department approval.
- ☐ City of Frisco site plan notes (see page 52)

ENGINEERING

- ☐ Existing topography at two (2) foot contours or less and proposed at two (2) foot contours or less, referenced to sea level datum
- ☐ Natural features including tree masses and anticipated tree loss, flood plains, drainage ways and creeks
- ☐ Proposed reclamation of floodplain area(s), if applicable, with acreage
- ☐ FEMA 100-year floodplain with elevation. Include finished floor elevations of all lot adjacent to floodplain. If the site does not contain a floodplain, note that: "no floodplain exists on the site"
- ☐ Proposed detention areas (note easement)
- ☐ Water and sanitary sewer mains and service lines with sizes, valves, fire hydrants, manholes, and other structures on site or immediately adjacent to the site specified
- ☐ Water and sewer connections, meter locations, sizes, and meter and/or detector check valve vaults indicated
- ☐ Water Meter Table: shows the number of water meters by size and notes if they are existing or proposed
- ☐ Inlets, culverts and other drainage structures on-site and immediately adjacent to the site

TRAFFIC

- ☐ Public streets, private drives and fire lanes with pavement widths, right of way, median openings, turn lanes (including storage and transition space),
- ☐ Existing driveways on adjacent property, and driveways shown on approved plans for adjacent property with dimensions, radii and surface type
- ☐ Distances (measured edge to edge) between existing and proposed driveways (on-site and off-site) and streets

OTHER

- ☐ Other plans which are required to be submitted with a Site Plan:
 - ___ Construction plans
 - ___ Landscape plans (including screening plans)
 - ___ Detailed Tree Survey and Tree Preservation Plan
 - ___ Open Space Plan
 - ___ Facade Plan
 - ___ Conveyance Plat, if applicable
 - ___ Flood study, if applicable

- ___ Traffic Impact Analysis if required (see TIA criteria in Comprehensive Zoning Ordinance)
- ___ Any necessary offsite easements
- ___ Other approvals as required by ordinance or resolution

Preparer's Signature _____